BILL GARRETT, Davidson County
Trans:T20140030547 DEEDWARR
Recvd: 05/05/14 08:47 2 pgs
Fees:13.00 Taxes:370.00
20140505-0037717

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-4016

QUEEN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 100,000

Theresa Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF April, 2014.

Notary Public

Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Theresa A. Smith 3561 Country Way Road Antioch, TN 37013	Fifth Third Mortgage Co. 5001 Kingsley Drive Cincinnati, OH 45227	15008008600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Denise D. Smith and husband, Frederick L. Smith

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theresa A. Smith, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 474 on the Plan of Towne Village of the Country, Section V, as of record in Book 6250, page 783-784, Register's Office for Davidson County, Tennessee.

Said Lot No. 474 fronts 71.48 feet on the northerly margin of Country Way Road and extends back 127.72 feet on the westerly line and 125 feet on the easterly line to a dead line in the rear measuring 97.69 feet thereon.

Being the same property conveyed to Denise D. Smith on 01/24/2007 by deed from Frederick L. Smith, filed for record on 01/24/2007 in Instrument No. 20070124-009873, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3561 Country Way Road, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29 day of April, 2014.

Denise D. Smith

Frederick L. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Denise D. Smith and Frederick L. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of April, 2014.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY